

ANALYSIS

This ordinance amends Title 22 - Planning and Zoning of the Los Angeles County Code to add the Avocado Heights Community Standards District ("CSD") to preserve the open character of the Avocado Heights community and to improve its appearance with property maintenance standards. The CSD also establishes standards to improve the compatibility between residential uses and neighboring industrial and assembly uses.

LLOYD W. PELLMAN
County Counsel

By
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Public Works Division

LLH:cnz

10/20/03 (requested)

10/23/03 (revised)

ORDINANCE NO. _____

An ordinance amending Title 22- Planning and Zoning of the Los Angeles County Code to establish the Avocado Heights Community Standards District.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.110 is hereby amended to read as follows:

22.44.110 List of districts.

The following community standards districts are added by reference, together with all maps and provisions pertaining thereto:

| District Number | District Name | Ordinance of Adoption | Date of Adoption |
|------------------------|------------------------|------------------------------|-------------------------|
| ... | ... | ... | ... |
| <u>27</u> | <u>Avocado Heights</u> | _____ | _____ |

SECTION 2. Section 22.44.136 is hereby added to read as follows:

22.44.136 Avocado Heights Community Standards District.

A. Purpose. The Avocado Heights Community Standards District ("CSD") is established to preserve the open character of the Avocado Heights community and to improve its appearance with property maintenance standards. The CSD also establishes standards to improve the compatibility between residential uses and neighboring industrial and assembly uses.

B. District Boundary. The boundaries of the district are shown on the map following this section.

C. Community-wide Development Standards.

1. Graffiti. All structures, walls, and fences that are publicly visible shall remain free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a zoning enforcement officer that graffiti exists on the property. Paint used to cover graffiti shall match, as near as possible, the color of the surrounding surfaces.

2. Maintenance. Any areas of property that are publicly visible, including front yards, front sidewalks, and rear alleys, shall remain free of trash and other debris. Storage of household appliances, such as refrigerators, stoves, freezers, and similar products, is prohibited in all yard areas.

D. Zone-specific Development Standards.

1. Zones R-1, R-A, and A-1.

a. Front Yard Landscaping. For lots less than 40 feet in width, front yards shall have a minimum of 25 percent landscaping. For all other lots, front yards shall have a minimum of 50 percent landscaping.

b. Front yard fences. Notwithstanding subsection A of Section 22.48.160, a front yard fence may exceed 3.5 feet in height provided:

i. The portions of the fence above 3.5 feet are built so as not to completely obstruct the public's view; and

ii. If the fence is chain link or wrought-iron, the fence may not exceed 6 feet in height.

c. Lot Coverage. The maximum lot coverage for structures of any type, including structures for housing animals, shall be $(.25 \times \text{net lot area}) + 1,000$ square feet.

d. Yard Depth.

i. For developed street blocks, the minimum front yard depth shall be equal to the average depth of all front yards on the same block and same side of the street. A vacant lot or parcel of land shall not be included in this calculation.

For undeveloped street blocks, the minimum front yard depth shall be 20 feet; and

ii. The minimum rear yard depth shall be as depicted on the table below:

| Lot or Parcel Size (Square Feet) | Less than 13,000 | 13,000 – 19,999 | 20,000-39,999 | 40,000 + |
|-------------------------------------|------------------|-----------------|---------------|----------|
| Minimum Rear Yard Depth | 25 feet | 30 feet | 35 feet | 40 feet |

e. Assembly Buildings.

i. Definition. For purposes of this CSD, an assembly building shall be a non-residential building used for public assembly that accommodates an occupant load of 50 or more persons.

ii. Requirements. All new assembly buildings shall be subject to the following:

(A) The lot on which the assembly building is located shall be a minimum of 1 acre in size and shall have frontage on at least 2 intersecting public streets;

(B) The assembly building shall be located at least 50 feet from the property line of any residential property;

(C) Parking for an assembly building shall consist of 1 parking space for each 3 occupants, based on the occupant load for the assembly building. All parking spaces shall be provided within 500 feet of the assembly building;

(D) The common property line between an assembly building and an adjoining residential use shall have a 6-foot high concrete block wall unless the wall height standards in Section 22.48.160 of this code otherwise provide; and

(E) In addition to the events listed in Section 22.56.1835 of this code, all festivals not included therein, and all fund raising events at an assembly building shall require a temporary use permit, unless the event is otherwise allowed in the zone without a permit, or allowed under another approval.

2. Zones C-H and C-1.

a. Parking Lot Landscaping. Except for rooftop or interior parking, parking lots with 20 or more parking spaces shall have a minimum of 5 percent landscaping. The landscaping shall be maintained and irrigated by a permanent watering system and shall include one 15-gallon tree for every 100 square feet of landscaped area. The landscaping shall provide separation between the parking lot and adjoining uses to the maximum extent possible.

b. Business Signs. Except as herein modified, all business signs shall conform to Part 10 of Chapter 22.52.

i. Roof business signs shall be prohibited.

ii. Damaged business signs shall be repaired or removed within 30 days of receipt of written notice from a zoning enforcement officer.

iii. Wall business signs. All businesses shall be permitted 1 wall business sign, unless the business has more than 40 feet of building frontage or multiple street frontages. For businesses with more than 40 feet of building frontage, the business shall be permitted 1 additional business sign for each additional 30 feet or increment thereof of street frontage; for businesses with multiple street frontages, the business shall be permitted 1 business sign for each street frontage.

Wall business signs shall have the following maximum attributes:

(A) A face area of 2 square feet for every linear foot of the applicable building frontage;

- (B) Letter sizes of 24 inches in height; and;
- (C) A vertical dimension of 36 inches for the frame

box.

iv. Freestanding Business Signs. Freestanding business signs shall be allowed only if the business is located on a lot with a minimum of 100 feet of street frontage and shall not be located on, or extend above, any public right-of-way or public sidewalk. Freestanding business signs shall have the following attributes:

- (A) A solid base resting directly on the ground;
- (B) A maximum face area of 60 square feet; and
- (C) A maximum height of 15 feet measured

vertically from the ground level at the base of the sign.

v. Nonconforming Business Signs. All existing lawful nonconforming business signs shall be brought into compliance with this subsection D.2.b, or be removed from the site, within the period set forth in the table below:

| Sign Type | Period for Compliance or Removal (From Effective Date of CSD) |
|--|--|
| Painted Wall Business Signs | 1 year |
| Non-Painted Wall Business Signs and Projecting Business Signs | 3 years |
| Freestanding Business Signs | 5 years |
| Roof Business Signs | 5 years |

c. Awnings.

- i. Awning signs shall have the same face area restriction as that for wall business signs in subsection D.2.b.iii.(A).
- ii. Every awning for the same business shall be the same color and style; and
- iii. Every awning in a building with multiple storefronts shall be complimentary in color and style.

3. Zone C-2. The standards prescribed for Zones C-H and C-1 shall apply to Zone C-2. In addition, all new buildings in Zone C-2 shall have a minimum setback of 20 feet from the front property line. This setback shall be completely landscaped, except where there is required parking and driveways. The landscaping shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

4. Zone C-3. The standards prescribed for Zones C-H, C-1, and C-2 shall apply to Zone C-3. In addition, a building or structure in Zone C-3 shall not exceed a height of 45 feet above grade, excluding chimneys and rooftop antennas.

5. Zones M-1 and M-1½.

a. Buffers. Properties that adjoin a residential zone, school, or park shall have a minimum 10-foot landscaped buffer along the common property line. One 15-gallon tree for every 100 square feet of landscaped area shall be planted equally spaced in the buffer strip. The landscaping shall be irrigated by a permanent watering system and shall be maintained in the manner provided in subsection D.3.

b. Minimum Lot Size. Except for lots legally created prior to the effective date of this CSD, the minimum lot size shall be 20,000 square feet.

c. Setbacks. All new buildings that adjoin or face a residential zone, school, or park shall have a minimum setback of 20 feet from the front or side property line. The front setback shall be completely landscaped, except where there is required parking and driveways. The landscaping shall be maintained in the manner provided in subsection D.3.

d. Fences or Walls. Properties that adjoin a residential zone, school, or park shall have a minimum 8-foot high solid wall or solid fence along the common property line in compliance with Section 22.52.610 of this code.

e. Lot Coverage. All new structures shall have a maximum 70 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees. The landscaping shall be maintained in the manner provided in subsection D.3.

f. Height. Excluding chimneys and rooftop antennas, all new structures shall have a maximum height of 45 feet above grade if located within 250 feet of a residential zone, and 90 feet above grade otherwise.

g. Loading Docks. No loading dock shall be permitted along a property line that adjoins a residential zone.

h. Outside Storage. Notwithstanding Part 7 of Chapter 22.52 of this code, outside storage shall not be publicly visible to anyone in an adjoining residential zone.

i. Outdoor Businesses. All principal business uses conducted outside an enclosed structure within 500 feet of a residential zone, school, or park shall require a conditional use permit.

6. Minor Variations.

a. The director may permit minor variations from the zone-specific development standards specified in subsections D.1.b, D.1.c, D.1.d, D.2.b.iii, D.2.b.iv, D.3 (regarding setbacks), D.5.a, D.5.b, D.5.c, D.5.e, D.5.f, and D.5.i where an applicant's request for a minor variation demonstrates to the satisfaction of the director all of the following:

i. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of the CSD;

ii. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the Avocado Heights area;

iii. That granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of the CSD; and

iv. That no more than two unrelated property owners have expressed opposition to the minor variation pursuant to subsection D.6.c below. Protests received from both the owner and occupant of the same property shall be considered one protest for the purposes of this subsection.

b. The procedure for filing a request for a minor variation shall be the same as that for director's review except that the applicant shall also submit:

i. A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the county of Los Angeles as owners of the subject property and as owning property within a distance of 250 feet from the exterior boundaries of the subject property;

ii. Two sets of mailing labels for the above-stated owners;

iii. A map drawn to a scale specified by the director indicating where all such ownerships are located; and

iv. A filing fee, as set forth in Section 22.60.100 of this code, equal to that required for a site plan review for commercial and industrial projects over 20,000 square feet in size.

c. Not less than 20 days prior to the date an action is taken, the director shall send notice to the above-stated owners, using the mailing labels supplied by the applicant, indicating that any individual opposed to the granting of such minor variation may express such opposition by written protest to the director within 15 days after receipt of such notice.

E. Area-specific Development Standards.

1. Area 1 -- Equestrian Area.

a. Purpose. This area is established to preserve equestrian uses in the urban areas of the Avocado Heights community while alleviating certain environmental impacts associated with keeping horses and livestock. The development standards herein are intended to supplement the requirements of Part 3 of Chapter 22.44 of this code and are adopted pursuant to Section 22.44.180 of that Part.

b. Area Description. This area is coextensive with the Avocado Heights Equestrian District established pursuant to Part 3 of Chapter 22.44 of this code. The boundaries of the area are shown on the map following this section.

c. Development Standards.

i. Distances. Structures such as stables, barns, sheds, pens, and corrals, and any areas of property where horses or livestock are pastured, shall be located a minimum of 35 feet from any residence, and 10 feet from any street or highway.

ii. Setbacks. Structures used to temporarily keep horses or livestock shall be located a minimum of 5 feet from any rear or side property line, unless the property owner obtains the notarized written consent from the current adjacent property owners from the respective side and rear property lines allowing a lesser setback.

iii. Dust control. Measures to limit dust, such as installing a sprinkler system or regular ground watering, shall be implemented.

iv. Manure Disposal and Storage. Unless manure is used for spreading, manure shall be disposed of weekly. Until its disposal, manure shall be stored a minimum of 50 feet from any water source or natural drainage channel. Manure storage areas shall be covered.

2. Area 2 -- Valley Boulevard Area.

a. Purpose. This area is established to improve the compatibility between residential and industrial uses in the Valley Boulevard area.

b. Area Description. The boundaries of the area are shown on the map following this section.

c. Area-wide Conditional Uses. Commercial and industrial uses otherwise permitted shall require a conditional use permit for properties without street frontage on, or direct vehicular driveway access to, Valley Boulevard.

d. Zone-specific Use Standards.

i. Zone M-1. In addition to the uses specified in Section 22.32.070 of this code, the following uses shall also require a conditional use permit in Zone M-1:

-- Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than a one-hour fire-resistant wall.

-- Animal experimentation research institute.

-- Automobile body and fender repair shops.

-- Automobile painting and upholstering.

- Batteries; the manufacture and rebuilding of
batteries.
- Breweries.
- Cannery, except meat or fish.
- Casein; the manufacture of casein products, except
glue.
- Cellophane; the manufacture of cellophane
products.
- Cesspool pumping, cleaning and draining.
- Cold storage plants.
- Concrete batching, provided that the mixer is limited
to one cubic yard.
- Dextrine, manufacture of.
- Distributing plants.
- Electrical transformer substations.
- Fabricating, other than snap riveting or any process
used in bending or shaping which produces any annoying or disagreeable noise.
- Fox farms.
- Fuel yards.
- Generators; the manufacture of electrical
generators.
- Incinerators, the manufacture of.

- Ink, the manufacture of.
 - Lubricating oil; the canning and packaging of lubricating oil if not more than 100 barrels are stored above ground at any one time.
 - Paint mixing, except the mixing of lacquers and synthetic enamels.
 - Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.
 - Sand; the washing of sand to be used in sandblasting.
 - Sodium glutamate, the manufacture of.
 - Stove polish, the manufacture of.
 - Tire retreading.
- ii. Zone M-1½.
- (1) All uses requiring a conditional use permit pursuant to subsection E.2.d.i above in Zone M-1 shall require a conditional use permit in Zone M-1½.
- (2) Any use otherwise permitted in Zone M-1½ but not Zone M-1 of this code shall require a conditional use permit in Zone M-1½.

(3) Materials Recovery Facilities. A "materials recovery facility" shall require a conditional use permit in Zone M-1½. For purposes of this subsection, a materials recovery facility is a solid waste facility, permitted by the California Integrated Waste Management Board, where solid waste, as defined in California Public Resources Code section 40191, or recyclable materials, are sorted or separated for the purpose of recycling or creating compost.

F. List of Surrounding Owners. In addition to any other information required by this Title 22, an application for a permit, variance, or nonconforming use for which a hearing is required and which is subject to the provisions of subsection B of Section 22.60.174 of this code shall contain the same list as that required for a minor variation application pursuant to subsection D.6.b.i above, except that the distance requirement shall be 1,000 feet instead of 250 feet.

SECTION 3. Subsection (b) of Section 1 of uncodified Ordinance No. 5122, and subsection (b) of Section 2 of uncodified Ordinance No. 6578, both pertaining to certain uses in the Avocado Heights area, are hereby repealed.

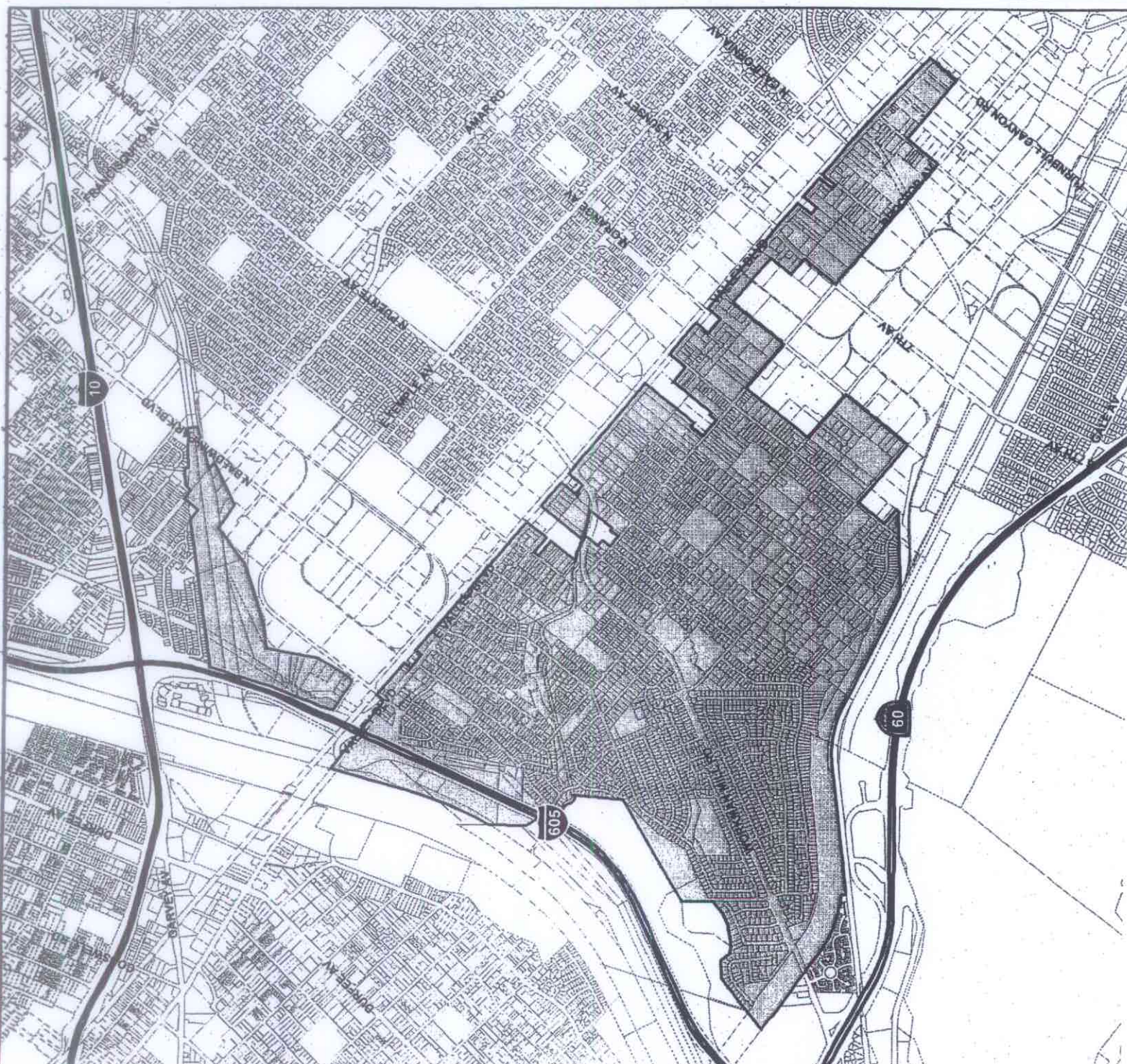
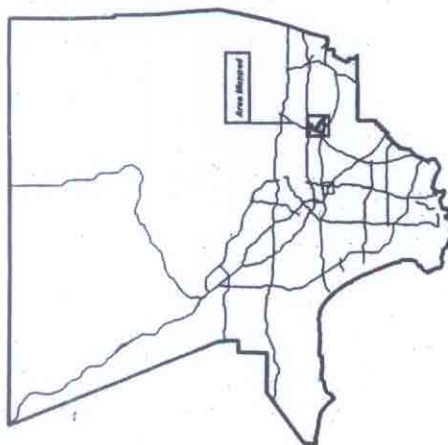
[AvocadoHtsCSDLFCOC]

**Boundary of the
Avocado Heights
Community Standards District**

Legend:



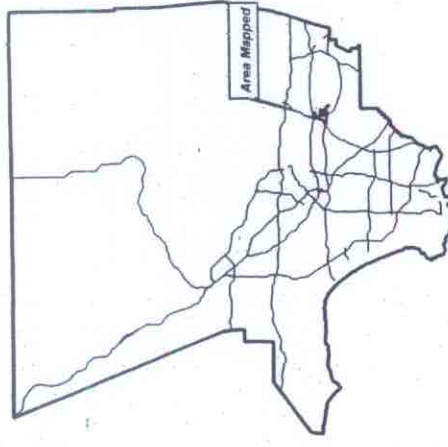
Key Map:



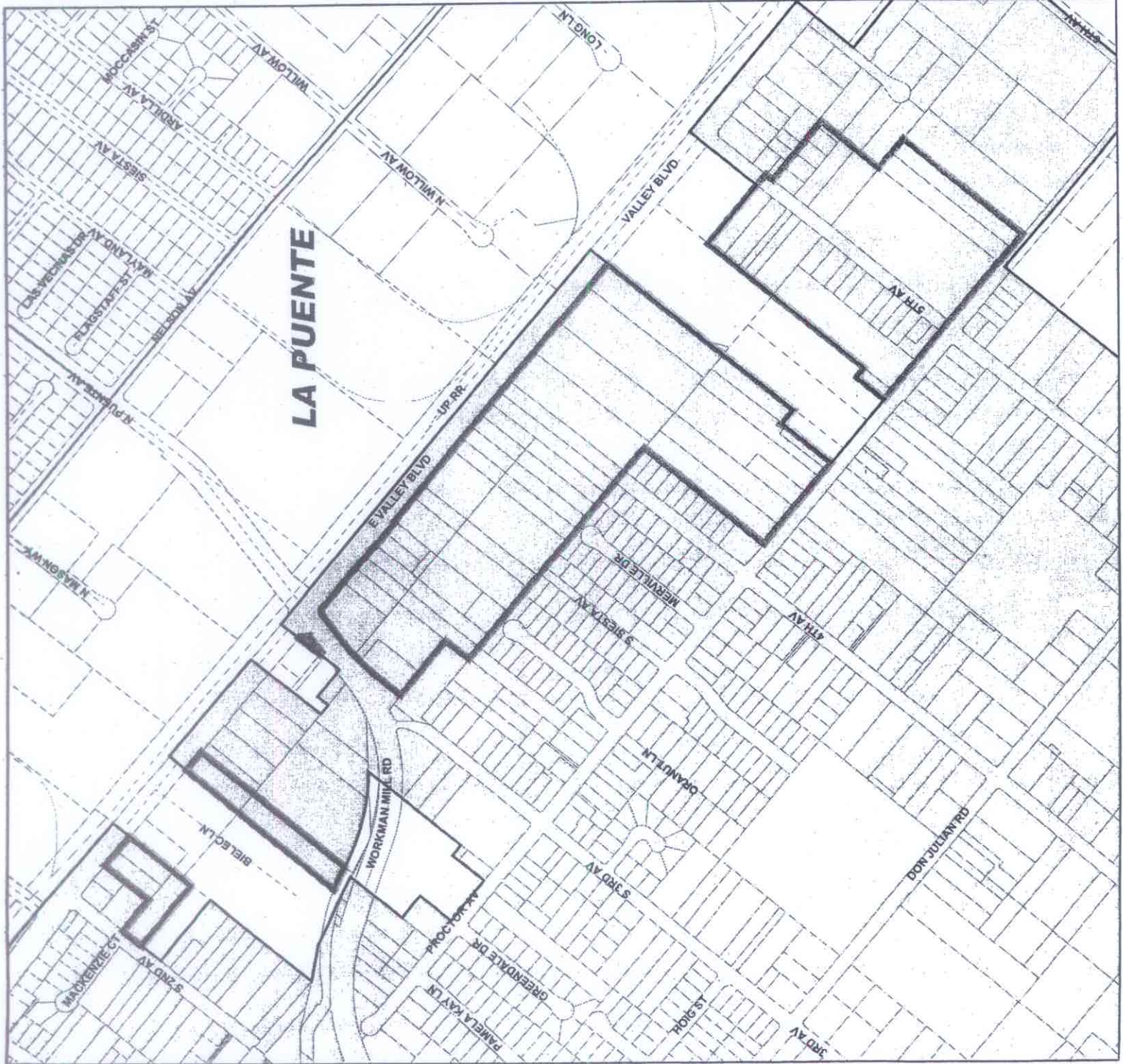
Valley Boulevard Area
A portion of the
Avocado Heights
Community Standards District



Key Map:



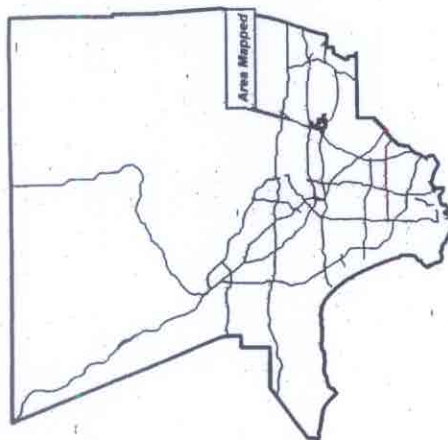
Los Angeles County
 Dept. of Regional Planning
 320 W. Temple St.
 Los Angeles, CA 90012



Legend:

Parcel Boundary
Area Boundary
CSD Boundary

Key Map:



Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012



ZONING CASE NO. 02-224-(1)

ORDINANCE NO. _____

An ordinance amending section 22.16.230 of Title 22 – Planning and Zoning of the Los Angeles County Code, changing regulations for the execution of the General Plan, relating to the Puente Zoned District No. 76.

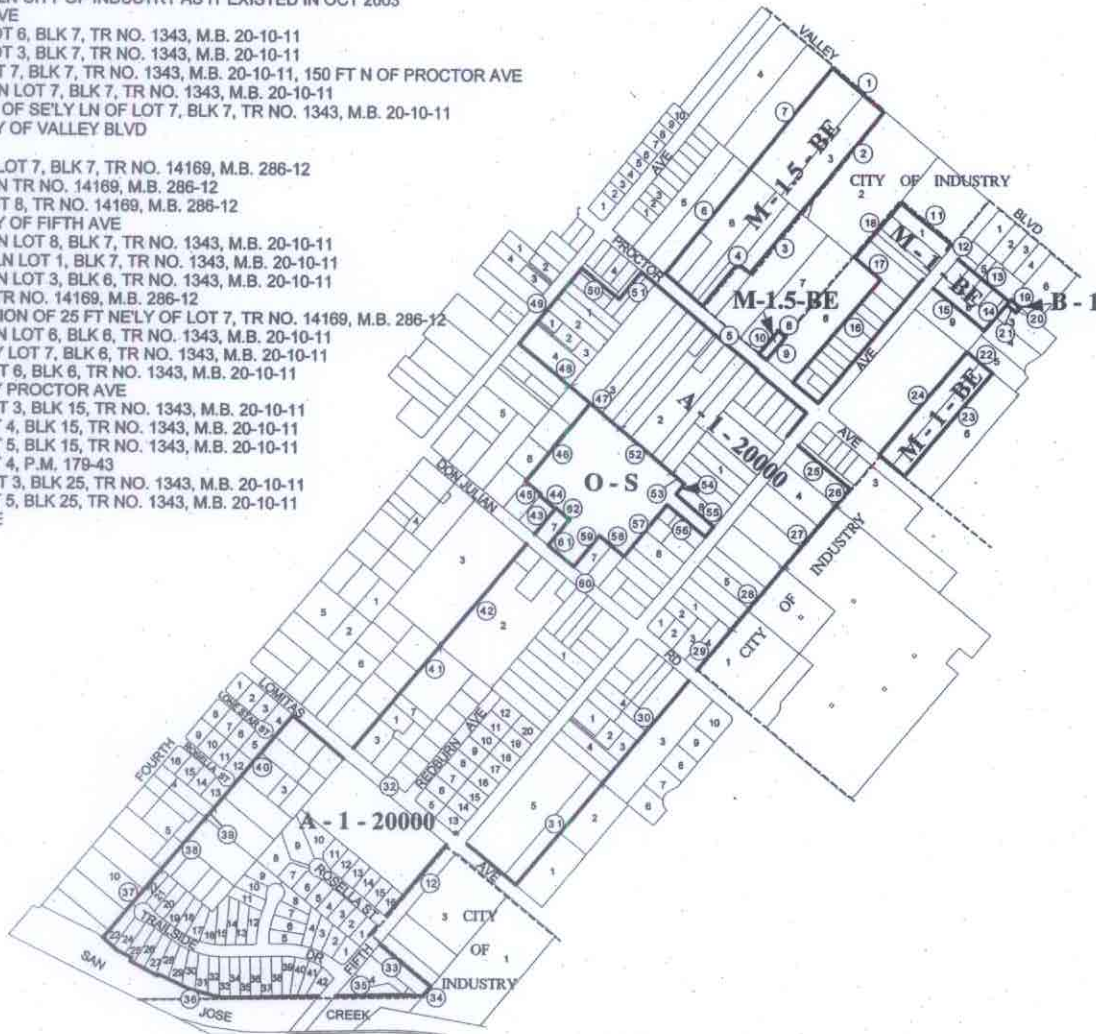
The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.16.230 of the County Code is amended by amending the map of the Puente Zoned District No. 76, as shown on the maps attached hereto.

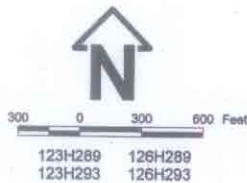
SECTION 2. The Board of Supervisors finds that this ordinance is consistent with the General Plan of the County of Los Angeles.

PRECISE PLAN
PUENTE ZONED DISTRICT NO. 76
ADOPTED BY ORDINANCE
ON
AMENDING SEC. 22.16.230 OF THE COUNTY CODE
ZONING CASE 02-224
SHEET 2 OF 2

- 1 VALLEY BLVD
- 2 SE'LY LN LOT 3, BLK 7, TR NO. 1343, M.B. 20-10-11
- 3 POR SE'LY LN LOT 6, BLK 7, TR NO. 1343, M.B. 20-10-11
- 4 BOUNDARY LN CITY OF INDUSTRY AS IT EXISTED IN OCT 2003
- 5 PROCTOR AVE
- 6 NW'LY LN LOT 8, BLK 7, TR NO. 1343, M.B. 20-10-11
- 7 NW'LY LN LOT 3, BLK 7, TR NO. 1343, M.B. 20-10-11
- 8 SE'LY LN LOT 7, BLK 7, TR NO. 1343, M.B. 20-10-11, 150 FT N OF PROCTOR AVE
- 9 POR SE'LY LN LOT 7, BLK 7, TR NO. 1343, M.B. 20-10-11
- 10 50 FT NW'LY OF SE'LY LN OF LOT 7, BLK 7, TR NO. 1343, M.B. 20-10-11
- 11 277 FT SW'LY OF VALLEY BLVD
- 12 FIFTH AVE
- 13 19 FT NE'LY LOT 7, BLK 7, TR NO. 14169, M.B. 286-12
- 14 POR SE'LY LN TR NO. 14169, M.B. 286-12
- 15 SW'LY LN LOT 8, TR NO. 14169, M.B. 286-12
- 16 185 FT NW'LY OF FIFTH AVE
- 17 POR NE'LY LN LOT 8, BLK 7, TR NO. 1343, M.B. 20-10-11
- 18 POR NW'LY LN LOT 1, BLK 7, TR NO. 1343, M.B. 20-10-11
- 19 POR NE'LY LN LOT 3, BLK 6, TR NO. 1343, M.B. 20-10-11
- 20 60 FT SE'LY TR NO. 14169, M.B. 286-12
- 21 PROLONGATION OF 25 FT NE'LY OF LOT 7, TR NO. 14169, M.B. 286-12
- 22 POR NE'LY LN LOT 8, BLK 6, TR NO. 1343, M.B. 20-10-11
- 23 185 FT NW'LY LOT 7, BLK 6, TR NO. 1343, M.B. 20-10-11
- 24 NW'LY LN LOT 6, BLK 6, TR NO. 1343, M.B. 20-10-11
- 25 157 FT SW'LY PROCTOR AVE
- 26 NW'LY LN LOT 3, BLK 15, TR NO. 1343, M.B. 20-10-11
- 27 SE'LY LN LOT 4, BLK 15, TR NO. 1343, M.B. 20-10-11
- 28 SE'LY LN LOT 5, BLK 15, TR NO. 1343, M.B. 20-10-11
- 29 SE'LY LN LOT 4, P.M. 179-43
- 30 NW'LY LN LOT 3, BLK 25, TR NO. 1343, M.B. 20-10-11
- 31 SE'LY LN LOT 5, BLK 25, TR NO. 1343, M.B. 20-10-11
- 32 LOMITAS AVE

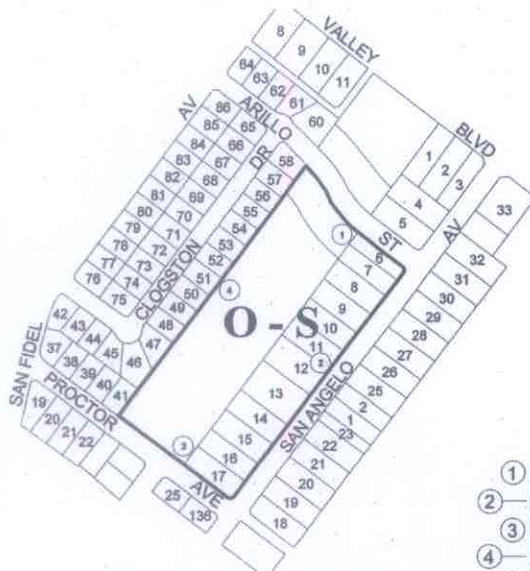


- 33 66 FT NW'LY LOT 3, BLK 34, TR NO. 1343, P.M. 67-39
- 34 POR NW'LY LN LOT 1, BLK 34, TR NO. 1343, P.M. 67-39
- 35 BOUNDARY LN CITY OF INDUSTRY AS IT EXISTED IN OCT 2003
- 36 SSW'LY LN TR NO. 33469, M.B. 900-78-80
- 37 NW'LY LN TR NO. 33469, M.B. 900-78-80
- 38 PROLONGATION OF NW'LY LN TR NO. 33469, M.B. 900-78-80
- 39 SE'LY LN LOT 4, BLK 33, TR NO. 1343, M.B. 20-10-11
- 40 SE'LY LN TR NO. 27616, M.B. 702-51-52
- 41 SE'LY LN LOT 6, BLK 26, TR NO. 1343, M.B. 20-10-11
- 42 NW'LY LN LOT 2, BLK 26, TR NO. 1343, M.B. 20-10-11
- 43 POR NW'LY LN LOT 7, BLK 14, TR NO. 1343, M.B. 20-10-11
- 44 158 FT NE'LY OF DON JULIAN RD
- 45 165 FT NE'LY OF DON JULIAN RD
- 46 462 FT SE'LY OF FOURTH AVE
- 47 SW'LY LN LOT 3, BLK 14, TR NO. 1343, M.B. 20-10-11
- 48 POR SW'LY LN LOT 4, BLK 14, TR NO. 1343, M.B. 20-10-11
- 49 FOURTH AVE
- 50 175 FT SW'LY OF PROCTOR AVE
- 51 245 FT SE'LY OF FOURTH AVE
- 52 SW'LY LN LOT 2, BLK 14, TR NO. 1343, M.B. 20-10-11
- 53 POR NE'LY LN LOT 8, BLK 14, TR NO. 1343, M.B. 20-10-11
- 54 247.5 FT NW'LY OF FIFTH AVE
- 55 66 FT SW'LY OF NE'LY LN LOT 8, BLK 14, TR NO. 1343, M.B. 20-10-11
- 56 132 FT SW'LY OF NE'LY LN LOT 8, BLK 14, TR NO. 1343, M.B. 20-10-11
- 57 247.5 FT NW'LY OF FIFTH AVE
- 58 198 FT NE'LY OF DON JULIAN RD
- 59 78 FT NW'LY OF SE'LY LN, LOT 7, BLK 14, TR NO. 1343, M.B. 20-10-11
- 60 DON JULIAN RD
- 61 88 FT SE'LY OF NW'LY LN LOT 7, BLK 14, TR NO. 1343, M.B. 20-10-11
- 62 185 FT NE'LY OF DON JULIAN RD



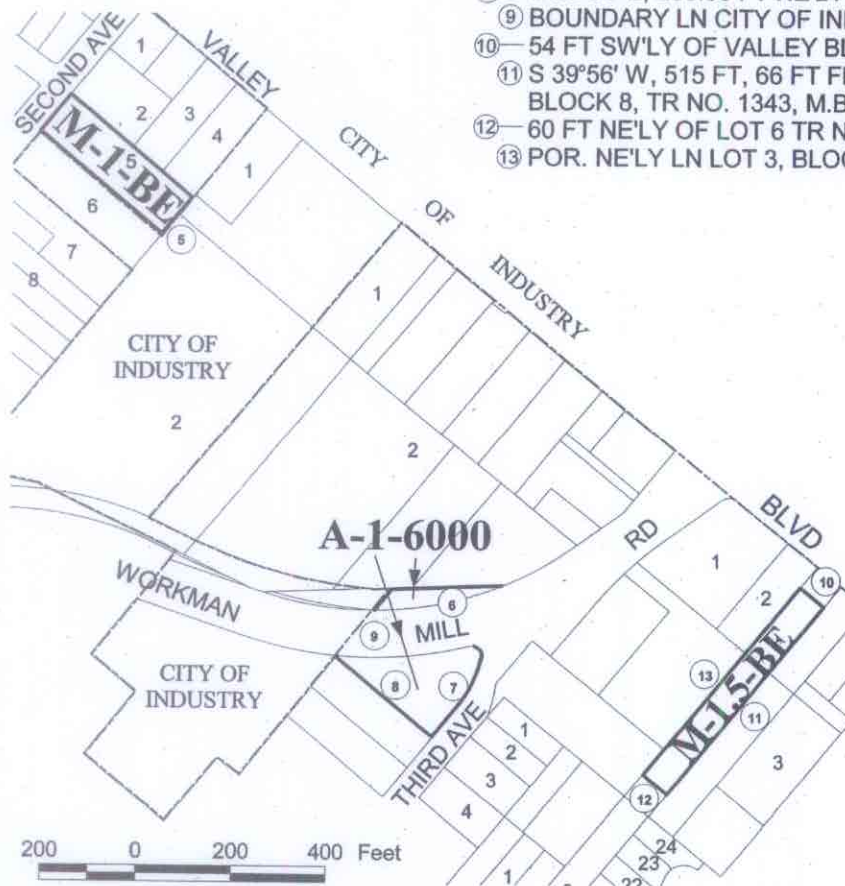
THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
HAROLD V. HELSLEY CHAIRMAN
JAMES E. HARTL PLANNING DIRECTOR

CHANGE OF PRECISE PLAN
 PUENTE ZONED DISTRICT NO. 76
 ADOPTED BY ORDINANCE
 ON
 AMENDING SEC. 22.16.230 OF THE COUNTY CODE
 ZONING CASE 02-224
 SHEET 1 OF 2



200 0 200 400 Feet
 129H285

- ① ARILLO ST
- ② SAN ANGELO AVE
- ③ PROCTOR AVE
- ④ SE'LY LN TR NO. 16259, M.B. 385-18-21
- ⑤ LOT 5, TR NO. 10588, M.B. 183-14
- ⑥ POR. SE'LY LN LOT 2, TR NO. 605, M.B. 15-89
- ⑦ THIRD AVE
- ⑧ S 50°04' E, 256.85 FT NE'LY FROM PROCTOR AVE
- ⑨ BOUNDARY LN CITY OF INDUSTRY AS EXISTED IN OCT 2003
- ⑩ 54 FT SW'LY OF VALLEY BLVD
- ⑪ S 39°56' W, 515 FT, 66 FT FROM NW'LY LN LOT 3, BLOCK 8, TR NO. 1343, M.B. 20-10-11
- ⑫ 60 FT NE'LY OF LOT 6 TR NO. 1343, M.B. 20-10-11
- ⑬ POR. NE'LY LN LOT 3, BLOCK 8, TR NO. 1343, M.B. 20-10-11



200 0 200 400 Feet
 126H289
 129H289



THE REGIONAL PLANNING COMMISSION
 COUNTY OF LOS ANGELES
 HAROLD V. HELSLEY CHAIRMAN
 JAMES E. HARTL PLANNING DIRECTOR